



 peter heron  
sales & lettings

for sale  
  
peter heron

Lonsdale Road, Roker, Sunderland

£225,000







A beautifully presented three bedroom mid terraced Edwardian home perfect for both families and first time buyers, whilst being convenient for a superb range of amenities within this ever desirable coastal suburb. Internal accommodation comprises entrance vestibule, hall, lounge, dining room, kitchen, utility, ground floor WC, first floor bedrooms and a bathroom whilst externally there is a town garden to the front and enclosed courtyard to the rear with secure off street parking. Walking distance from good schools, Roker park and the sea front with its award winning Blue Flag beaches, this beautiful home can only be fully appreciated upon internal inspection, which is considered essential as high demand of this popular style of home is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

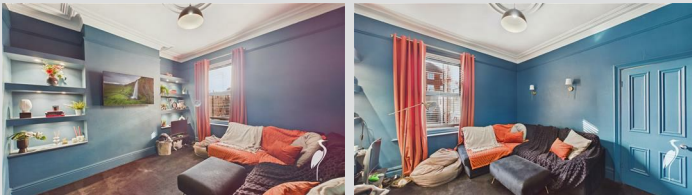
Access via Composite entrance door.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge 11'7" x 13'7"



Double glazed window to rear, radiator and built in shelving and lighting.

### Dining Room 14'8" x 13'2"



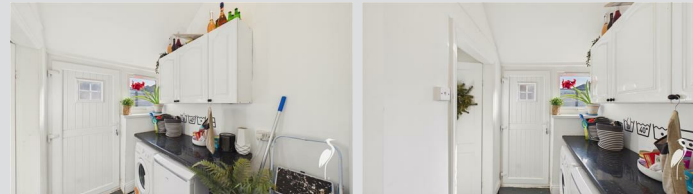
Double glazed bay window to front, radiator and feature fireplace.

### Kitchen 9'1" x 12'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker hood and dishwasher, space for a fridge freezer and cooker. Double glazed window to rear and radiator. Door to utility.

### Utility



Wall and base units with countertops over providing space for washing machine and tumble dryer. Double glazed windows and UPVC door to rear. Door to WC.

### Ground Floor WC



Low level WC and washbasin vanity unit, electric heater.

## First Floor Landing



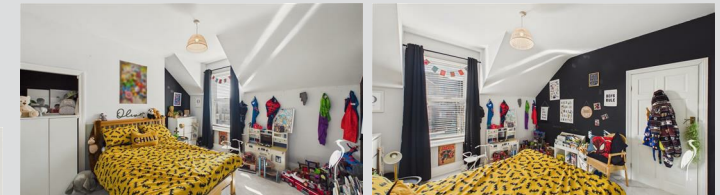
Built in storage and double glazed window.

### Bedroom 1 8'7" x 14'2"



Double glazed window to front, radiator and built in wardrobes and drawers.

### Bedroom 2 11'5" x 12'7"



Double glazed window to rear and radiator.

### Bedroom 3 6'11" x 9'10"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom 9'3" x 12'6"



Low level WC and washbasin set into vanity unit, bath and shower cubicle, chrome heated towel rail and 2x double glazed windows. Access point to loft.

## Outside



Forecourt to front and to the rear enclosed courtyard with electric roller shutter access door.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised there are 872 years remaining on the lease. The ground rent is approx £1.50 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

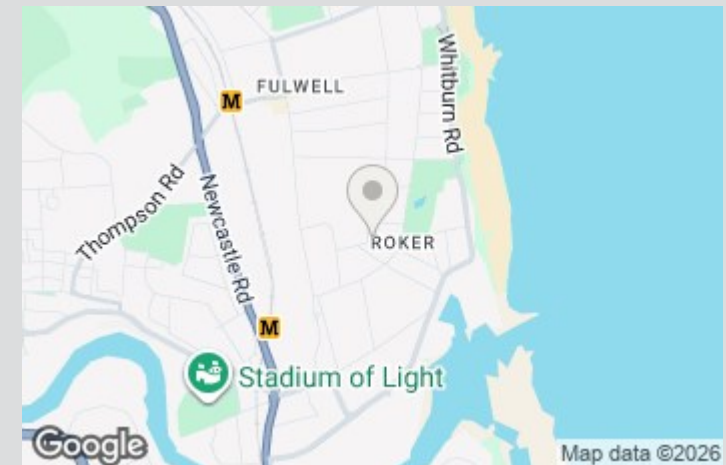
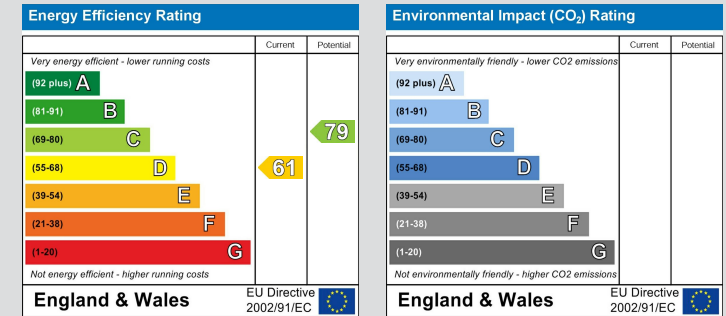
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

121.4 m<sup>2</sup>

1308 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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